



ANNUAL INFRASTRUCTURE FUNDING STATEMENT 2021

December 2021

Annual Infrastructure Funding Statement – 2021

1.0 Introduction to this Statement

1.1 Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. This can be via a planning agreement entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking entered into by a person with an interest in the land without the local planning authority. It is therefore generally referred to as a ‘S106 Agreement’.

1.2 Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

These tests are set out as statutory tests in regulation 122 of The Community Infrastructure Levy Regulations 2010 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework (NPPF).

1.3 ‘Infrastructure’ is the term given to the range of services, facilities and structures needed for places and society to function. New development can put a strain on existing infrastructure but can also secure new improved infrastructure and also support services and facilities which may be in danger of closure. Pressure on infrastructure caused by new development should be offset by infrastructure investment funded by that development. Additional and improved infrastructure may be provided on site by the developer. It is often the case however that in order for development to integrate into existing patterns of infrastructure a developer will make a financial contribution towards the upgrade of existing infrastructure or for the provision of new infrastructure by the infrastructure provider.

1.4 The areas potentially subject to contributions include but are not limited to:

- Affordable housing;

- Highway and transport infrastructure including sustainable transport measures;
- Flood prevention and surface water drainage including future maintenance;
- Green infrastructure, including future maintenance;
- Education;
- Health care provision.

Regulation 10 of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 which came into force on 1 September 2019 also now allows local planning authorities to require a contribution in respect of the cost of monitoring in relation to the delivery of planning obligations in the authority's area.

- 1.5 Policy SP7 of the Wyre Local Plan adopted in February 2019 (WLP31) establishes a framework for the provision of necessary infrastructure and for the provision of developer contributions through Section 106 obligations or through the Community Infrastructure Levy, if one is introduced in Wyre in the future. It applies to any proposed development including development allocated in this Local Plan.
- 1.6 Lancashire County Council is the local highway authority and local education authority and is entitled to enter into S106 agreements jointly with Wyre Council and other parties with an interest in the land in cases where contributions are required to provide highway improvements to mitigate the impact of a development and to provide for necessary school places generated by the development. Any monetary contributions relating to those matters are therefore collected by Lancashire County Council and not by Wyre Council. Monies received by Lancashire County Council do not, therefore appear in this annual funding statement.
- 1.7 This Annual Funding Statement is drafted to meet the requirements of Regulation 9 of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

2.0 Details of S106 contributions

- 2.1 The tables set out as Appendices 1- 6 to this statement provide information on the following matters relating to s106 agreements entered into, and both monetary and non-monetary contributions required received.

Appendix 1 - the total amount of money to be provided under any planning obligations which were entered into during 2021.

Appendix 2 - the total amount of money under any planning obligations which was received during 2021.

Appendix 3 - the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the council.

Appendix 4 – summary details of any non-monetary contributions to be provided under planning obligations which were entered into during 2021, including details of the total number of affordable housing units which will be provided.

Appendix 5 - the total amount of money (received under any planning obligations) which was allocated but not spent during 2021 for funding infrastructure, and summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item.

Appendix 6 - the total amount of money (received under any planning obligations) which was spent by the authority during 2021 and summary details of the items of infrastructure on which that money was spent, and the amount spent on each item.

Note:

The term '**allocated**' means that the amount, whether some or all of the contribution received, has been committed to be spent on a specific, approved, infrastructure project in accordance with the terms of the S106 agreement.

3.0 Summary

- 3.1 A total of eleven s106 agreements were entered into during 2021 which included provision for monetary contributions to local infrastructure as well as non-monetary contributions. The total of such monetary contributions is **£2,641,812**. Of this **£1,219,674** will be collected by Wyre Council and the remainder will be collected by Lancashire County Council as such monies relate to highways and/or education infrastructure.

Of the money to be collected by Wyre Council;-

- **£209,185** is for the provision or improvement/enhancement of public open space in the borough.
- **£132,756** will be collected on behalf of the Fylde and Wyre Clinical Commissioning Group (CCG) for healthcare provision.
- **£865,233** will be collected for the purposes of the provision of a new village hall in Forton.
- **£2,500** is for the purposes of monitoring the delivery of the s106 agreements.
- **£10,000** is for the purpose of monitoring the removal/treatment of contaminated land from a development site.

In addition to the monetary contribution, these agreements made provision for the development of a total of **106** affordable houses within the development sites. For agreements made in relation to outline applications the number of affordable houses to be provided is determined at Reserved Matters stage.

3.2 During 2021 the total amount of monetary contributions received was **£630,261**.

Of the money collected;-

- **£286,566** has been provided for the purpose of providing public open space and/or recreational facilities in the locality of development sites.
- **£258,083** is for the provision of affordable housing in the borough
- **£75,612** has been collected on behalf of the Fylde and Wyre CCG for the purposes of providing improved health facilities.
- **£10,000** has been collected for the purpose of monitoring developments affecting contaminated land.

3.3 Of the money collected under s106 agreements received before 2021 **£518,537** has yet to be spent or allocated.

Of the money which has yet to be spent or allocated;-

- **£26,147** has been collected for the purposes of mitigating flood risk in Thornton (Hillhouse)
- **£3,531** is for monitoring developments affecting contaminated land
- **£422,763** is for the provision of affordable housing in the borough
- **£65,096** is for the provision or improvement/enhancement of public open space in the borough
- **£1,000** is for the monitoring of S106 agreements

- 3.4 This year the council has allocated, but not yet spent a total of **£170,895** of the s106 contributions.
- 3.5 This year the council has allocated and spent a total of **£0** of the s106 contributions.
- 3.6 This year the amount of money received (under planning obligations) spent on repaying money borrowed, including any interest was **£0**.
- 3.7 This year the amount of money (received under planning obligations) spent in respect of monitoring compliance (including reporting under regulation 121A) in relation to the delivery of planning obligations was **£0**.
- 3.8 The total amount of money (received under any planning obligations) during any year which has been retained at the end of this year (i.e. unspent) is **£1,319,693**. None of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”).

Appendix 1

Summary of monetary contributions to be provided under planning obligations entered into in 2021

Application Reference No.	Description of Development	Location of Development	Date of s106 agreement	Details of monetary contribution to be provided
20/00405/LMAJ	Erection of 210 residential dwellings with vehicular access from Bourne Road and associated public open space and infrastructure.	Land at Bourne Road, Thornton Cleveleys, FY5 4QA	30/03/21	£269,181
19/01222/FULMAJ	Erection of 24 dwellings (Plots 32-36, 41-49, 121-130) (substitution of house types of plots 32-36 and 41-49) and provision of 10 additional plots (121-130) to application 18/00690/FUL	Land at Daniel Fold Farm, Daniel Fold Lane, Catterall, Preston, Lancashire, PR3 0JZ	16/07/21	£4,290 (plus £46,619 to LCC)
19/00551/FULMAJ	Hybrid planning application seeking detailed planning permission for the development of 202 dwellings including associated access, highway works, open space provision and landscaping and outline planning permission for the development of a two form entry primary school (all matters reserved)	Land to the south of Blackpool Road, Poulton-Le-Fylde	29/07/21	£56,198 (plus £820,519 to LCC)
18/00469/OULMAJ	Outline application for the erection of up to 195 dwellings, 1ha of employment, community centre and shop (Use Class A1) and associated infrastructure (following demolition of existing agricultural buildings) with access off School Lane applied for as a detailed matter (all other matters reserved)	Land to the North and South of School Lane, Forton	08/11/21	£865,733 (plus £324,000 to LCC)
20/00212/FULMAJ	Erection of 70 dwelling houses and associated infrastructure with new access off A6 Preston Lancaster New Road	Land South of Prospect Farm, West of A6, Garstang	16/11/21	£24,272 (plus £210,000 to LCC)
			TOTAL to be provided	£2,641,812

LCC = Lancashire County Council

Appendix 2

Summary of monetary contributions under planning obligations received during 2021

Application Reference No.	Description of Development	Location of Development	Date of s106 agreement	Monetary contribution received
18/00822/FULMAJ	Conversion of barn in to 3 dwellings and erection of 8 dwellings with associated access off Garstang Road (A6)	Catterall Lodge Farm, Garstang Bypass Road, Catterall, Lancashire, PR3 0QA	09/07/19	£209,478
18/00690/FUL	Erection of 6 dwellings (plots 32-34 and 118-120) (substitution of house types including 3 additional plots to planning permission ref. 14/00681/OUTMAJ and 16/00987/REMMAJ) and erection of sub station	Land at Daniel Fold Farm, Daniel Fold Lane, Catterall, PR3 0JZ	26/07/19	£54,331
20/00284/FULMAJ	Erection of 55 residential dwellings with vehicular access from Westfield Road and associated public open space.	Land South of Westfield Road, Cloughton-on-Brock, PR3 0PH	10/09/2020	£74,128
20/00405/LMAJ	Erection of 210 residential dwellings with vehicular access from Bourne Road and associated public open space and infrastructure.	Land at Bourne Road, Thornton Cleveleys, FY5 4QA	03/03/2021	£282,664
18/00540/FULMAJ	Proposed residential development of 16 dwellings, public open space, landscaping and associated infrastructure with vehicular access taken from West End	Land South of West End and Pinfold House, Great Eccleston	29/10/2020	£9,660
			TOTAL	£ 630,261

Appendix 3

Summary of monetary contributions under planning obligations received before 2021, not yet allocated.

Application Reference No.	Description of Development	Location of Development	Amount of monetary contribution received	Amount of monetary contribution not yet allocated
10/00215/FULMAJ	Erection of 267 dwellings	Land off Bourne Road, Thornton Cleveleys	£10,000	£2,133
11/00212/FULMAJ	Erection of a new technology centre	Victrex Technology Centre, Fleetwood Road North, Thornton Cleveleys	£9,692	£9,692
12/00274/FULMAJ	Erection of new PEEK manufacturing facility	Land at East Road, Hillhouse International Works, Fleetwood Road North, Thornton Cleveleys	£7,142	£7,142
13/00200/OULMAJ	Outline application for mixed use development consisting of Class B1 (office) floorspace, Class C3 (residential) and a local centre consisting of a supermarket, Class A1/A2/A3/A4 and A5 uses	Land at Norcross Lane, Thornton Cleveleys	£2,000	£1,398
13/00312/FULMAJ	Extension to existing building	Victrex Technology Centre, Fleetwood Road North, Thornton Cleveleys	£2,125	£2,125
14/00016/FULMAJ	New community complex and training ground for Fleetwood Town Football Club	Land West of Butts Road, (Formerly Poolfoot Farm), Thornton Cleveleys	£5,811	£5,811
14/00093/FULMAJ	Erection of new workshop, amenity block and a control building	Victrex Technology Centre, Fleetwood Road North, Thornton Cleveleys	£1,377	£1,377
14/00518/FULMAJ	Erection of 27 dwellings	Land South of Ribblesdale Drive, Forton	£74,829	£24,060

14/00835/FULMAJ	Erection of 14 dwellings	Land adjacent to The Jolly Sailor, Radcliffe Road, Fleetwood	£10,015	£10,015
15/00072/FULMAJ	Erection of 29 dwellings	799 Garstang Road, Barton, Preston	£50,448	£50,448
16/00059/FULMAJ	Removal of condition 04 (affordable housing) on outline consent 14/00786/OUTMAJ	Land off the west side of Carr Lane, Hambleton	£168,844	£168,844
16/00062/OUTMAJ	Erection of 10 dwelling houses and creation of new access	Land at Hollins Lane, Forton	£78,218	£78,218
17/00469/FULMAJ	Variation of condition 02 on application 16/00853/FULMAJ to amend the approved site layout and the elevations and floor plans that relate to the approved retail unit Erection of mixed use development comprising retirement living housing and free standing retail unit	The Bourne Poacher, 325 Fleetwood Road North, Thornton Cleveleys	£14,648	£14,648
17/00995/FULMAJ	Erection of 21 dwellings (substitution of house types including 4 additional plots to original planning permission ref 14/00226/OUTMAJ and 17/00026/REMAJ)	Land at Stricklands Lane, Stalmine	£50,389	£50,389
18/00540/FULMAJ	Proposed residential development of 16 dwellings, public open space, landscaping and associated infrastructure with vehicular access taken from West End	Land South of West End and Pinfold House, Great Eccleston	£500	£500
18/00857/FULMAJ	Erection of 31 dwellings (revised layout and house types from permissions 14/00607/OUTMAJ and 16/00444/RELMAJ (Plots 60-78, 97-101 and 104-110) including an additional 7 new dwellings.	Land off Carr Head Lane, Poulton-Le-Fylde, Lancashire, FY6 8EG	£91,237	£91,237
20/00284/FULMAJ	Erection of 55 residential dwellings with vehicular access from Westfield Road and associated public open space.	Land South of Westfield Road Claughton-on-Brock, PR3 0PH	£500	£500
		TOTAL	£577,775	£518,537

Appendix 4

Summary of non-monetary contributions under planning obligations entered into in 2021

Application Reference No.	Description of Development	Location of Development	Date of s106 agreement	Details of non – monetary contribution
20/00405/LMAJ	Erection of 210 residential dwellings with vehicular access from Bourne Road and associated public open space and infrastructure.	Land at Bourne Road Thornton Cleveleys FY5 4QA	30/03/21	21 on site affordable housing units
19/01222/FULMAJ	Erection of 24 dwellings (Plots 32-36, 41-49, 121-130) (substitution of house types of plots 32-36 and 41-49) and provision of 10 additional plots (121-130) to application 18/00690/FUL	Land at Daniel Fold Farm Daniel Fold Lane Catterall Preston Lancashire PR3 0JZ	16/07/21	3 on site affordable housing units
19/00551/FULMAJ	Hybrid planning application seeking detailed planning permission for the development of 202 dwellings including associated access, highway works, open space provision and landscaping and outline planning permission for the development of a two form entry primary school (all matters reserved)	Land to the south of Blackpool Road, Poulton-Le-Fylde	29/07/21	61 on site affordable housing units
18/00469/OULMAJ	Outline application for the erection of up to 195 dwellings, 1ha of employment, community centre and shop (Use Class A1) and associated infrastructure (following demolition of existing agricultural buildings) with access off School Lane applied for as a detailed matter (all other matters reserved).	Land to the North and South of School Lane Forton	08/11/21	30% of total number of dwellings on site to be affordable housing units. Land reserved for provision of new community hall.
20/00212/FULMAJ	Erection of 70 dwelling houses and associated infrastructure with new access off A6 Preston Lancaster New Road	Land South of Prospect Farm, West of A6, Garstang	16/11/21	21 on site affordable housing units

Appendix 5

Summary of monetary contributions under all planning obligations received, allocated during 2021 but not spent

Application Reference No.	Description of Development	Location of Development	Amount of monetary contribution received	Amount of monetary contribution allocated but not spent	Details of Infrastructure to be provided
14/00518/FULMAJ	Erection of 27 Dwellings	Land South of Ribblesdale Drive, Forton	£74,829	£50,769	Maintenance and enhancement of Forton playing fields/recreation ground
14/00772/FULMAJ	Erection of 61 residential dwellings and 29 over 55 retirement apartments (Class C3) and the erection of a bowling green pavilion (Class D2)	Land off Victoria Road East (Former Ashdell Nurseries) And Land off Fleetwood Road South, (Former Depot) Thornton-Cleveleys	£51,685	£10,678	Maintenance and enhancement of King George V playing fields – phase 3
18/00822/FULMAJ	Conversion of barn into 3 dwellings and erection of 8 dwellings with associated access off Garstang Road (A6)	Catterall Lodge Farm Garstang Bypass Road Catterall, Lancashire, PR3 0QA	£209,478	£5,651	Maintenance and enhancement of Catterall playing fields
19/00156/FULMAJ	Erection of 39 affordable residential dwellings, (resubmission of 18/00734/FULMAJ)	Land south of Rosslyn Avenue, Preesall	£45,149	£45,149	Maintenance and enhancement of Preesall Playing Fields
20/00284	Erection of 55 residential dwellings with vehicular access from Westfield Road and associated public open space	Land South of Westfield Road, Claughton-On-Brock PR3 0PH	£72,429	£58,648	Maintenance and enhancement of Catterall playing fields
			TOTAL	£170,895	

Appendix 6

Summary of monetary contributions under all planning obligations received, spent during 2021

Application Reference No.	Description of Development	Location of Development	Amount of monetary contribution received	Amount of monetary contribution spent during 2020	Details of Infrastructure provided
			TOTAL SPENT	£0	